

TRANSFER
TAX
PAIDQuitclaim Deed with Covenant
KNOW ALL MEN BY THESE PRESENTS,
001442

27-38

THAT the Inhabitants of the City of Waterville, in consideration of One Dollar (\$1.00) and other valuable consideration paid by The Woodlands, Inc. whose mailing address is Waterville, Maine, the receipt whereof it does hereby acknowledge, do hereby remise, release and bargain, sell and convey and forever quitclaim unto the said The Woodlands, Inc. its heirs and assigns forever, the land in Waterville as follows:

A certain lot or parcel of land situated westerly of, but not adjacent to, the westerly side of the West River Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a 5/8ths inch rebar, capped and labeled, "P.L.S. #2005," at the southwesterly corner of the land described in the deed of the City of Waterville to The Woodlands, Inc., said deed dated August 31, 1995, and recorded in the Kennebec County Registry of Deeds, Book 4966, Page 1; thence by the following courses and distances, to wit:

- 1) North Seventy-eight degrees, forty-one minutes, zero seconds west (N 78°41'00" W) along the northerly line of the land described in the deed of R&R Enterprises to the grantee herein, said deed dated August 31, 1995, and recorded in said Registry Book 4955, Page 82, a distance of One Hundred and 00/100ths (100.00) feet to an iron rod set on said line; thence
- 2) North Seven degrees, twenty-seven minutes, fifty-seven seconds east (N 07°27'57" E) along an easterly line of land retained by the City of Waterville, the grantor herein, a distance of Three Hundred Eleven and 81/100ths (311.81) feet to an iron rod set at an angle point in said line; thence
- 3) North zero degrees, fourteen minutes, zero seconds east (N 00°14'00" E) along an easterly line of land retained by the grantor herein, a distance of Three Hundred Thirty-five and 00/100ths (335.00) feet to an iron rod set for a corner; thence
- 4) South seventy-eight degrees, forty minutes, twenty-two seconds east (S 78°40'22" E) along a southerly line of land retained by the grantor herein, a distance of Sixty and 00/100ths (60.00) feet to an iron rod set in 1996 at the northwesterly corner of the land described in the deed of the grantor herein to the grantee herein, said deed dated May 7, 1997, and recorded in the Kennebec Registry of Deeds Book 5359, Page 139; thence

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- 5) South zero degrees, fourteen minutes, zero seconds west (S00°14'00"W) along the westerly line of the land described in said deed, a distance of Three Hundred Thirty-Five and 00/100ths (335.00) feet to a 5/8ths inch rebar, capped and labeled, P.L.S. #1339, found at the northwesterly corner of the land described in said Registry Book 4966, Page 1; thence
- 6) Continuing south zero degrees, fourteen minutes, zero seconds west (S00°14'00"W) along said westerly line, a distance of Three Hundred Seventeen and 01/100ths (317.01) feet to the rebar found at the point of beginning.

The above-described parcel, contains forty-four thousand, six hundred thirteen (44,613) square feet, more or less, or one and 024/1000ths (1.024) acres and is the same shown on a survey entitled, "Plan of Proposed Lot to be Conveyed to The Woodlands, Inc., by K & K Land Surveyors, Inc., Verne O. Pinney, P.L.S. #1132, dated 12/97, said plan to be recorded with these presents in the Kennebec County Registry of Deeds. All iron rods called as "set", or as "set in 1996", in the foregoing description are 1/2 rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132."

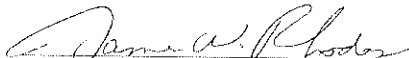
Being a part of the premises described in the deed of E Stanley Lunn, Jr. to the City of Waterville, said deed dated December 24, 1974, and recorded in the Kennebec County Registry of Deeds Book 1790, Page 117.

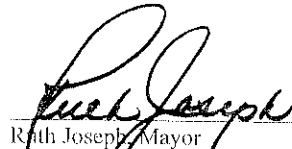
TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said The Woodlands, Inc., its heirs and assigns forever.

AND it does covenant with the said Grantee, its heirs and assigns, that it shall and will warrant and defend the premises to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the said Inhabitants of the City of Waterville relinquishing and conveying all rights in the above-described premises, have hereunto set its hand and seal this 17th day of the month of December, A. D. 1997.

Signed, Sealed and Delivered
in the presence of


Witness


Ruth Joseph, Mayor

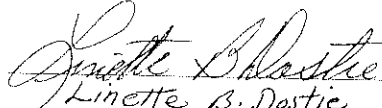
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State of Maine
County of Kennebec, ss

Dated December 17, 1997

Then personally appeared the above-named Ruth Joseph, Mayor, and acknowledged the foregoing instrument to be her free act and deed, in her said capacity.

Before me,


Linette B. Dostie

Notary Public
Attorney at Law



RECEIVED KENNEBEC SS.

98 JAN 26 PM 3:10

ATTEST: 
REGISTER OF DEEDS